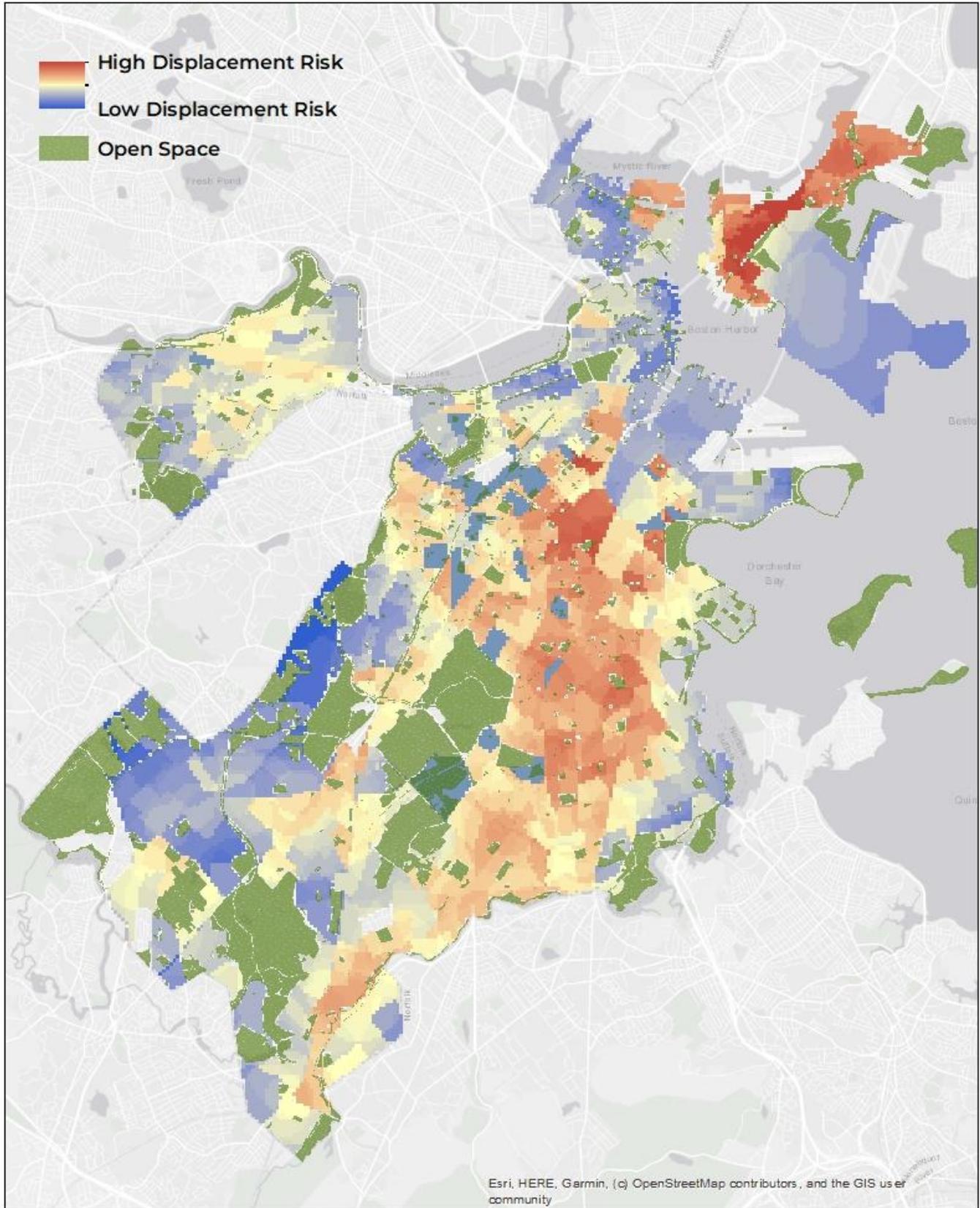


# Boston Displacement Risk Index: 2020

This index measures risk of residential displacement in Boston. It is meant to guide public policy and provide a high-level citywide analysis; the data is not precise enough to make conclusions about small geographies.



# Indicators

The table below shows the 16 indicators that comprise the displacement-risk index. These indicators were chosen based on existing scholarship and conversations with staff in various city departments. More information on the methodology can be found in the [Technical Documentation](#).

Income-restricted housing is one of the strongest tools we can wield against displacement. As such, the first tier of analysis skims out US Census block groups where more than 80% of units is income-restricted, as these areas are considerably safer from displacement. The remaining areas are assessed for risk of displacement using the indicators in the Tier 2 analysis below.

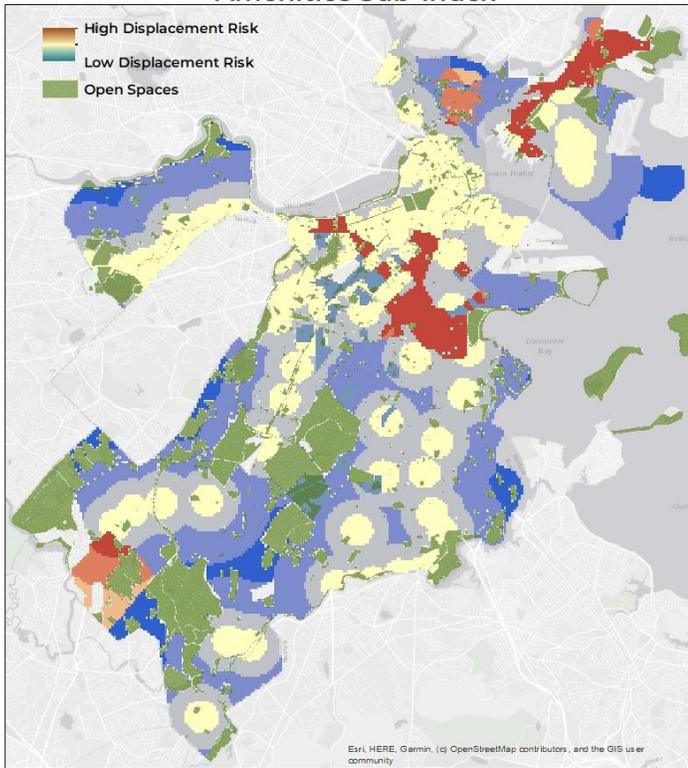
Tier 1 Analysis			
	Description	Source	
1. High Concentration of Income-Restricted Housing	All block groups where 80% of housing is income-restricted are removed from analysis and categorized as low-risk for displacement.	DND Income-Restricted Housing Inventory; ACS 2018 5-Year Estimates	
Tier 2 Analysis			
Demographic Factors	Description	Source	Weight
1. Race/Ethnicity	% of population that is not non-Hispanic White	ACS 2018 5-Year Estimates (B03002, BG)	Full
2. Renter Tenancy	% of renter households	ACS 2018 5-Year Estimates (B25074, BG)	Half
3. Housing Cost Burden (Renters)*	% of renter households with annual income under \$75K who are cost-burdened	ACS 2018 5-Year Estimates (B25074, BG)	Full
4. Housing Cost Burden (Owners)	% of owner households with annual income under \$75K who are cost-burdened	ACS 2018 5-Year Estimates (B25095, CT)	Half
5. Low Educational Attainment	% of population 25 yrs or older without a Bachelor's degree	ACS 2018 5-Year Estimates (B15003, BG)	Full
6. Concentration of College Students	Areas where college students are a high % of population	ACS 2018 5-Year Estimates (B15003, CT)	Full
7. Low English fluency	% of population in households with low English fluency	ACS 2018 5-Year Estimates (B16003, CT)	Full
Amenities that Increase Risk			
8. Access to Rapid Transit	Distance from nearest commuter rail/subway stop in 0.25 mile increments	Transit points from MassGIS	Full
9. Proximity to High-Income Area	Census tract that has low median household income <i>and</i> abuts a tract with high median household income	ACS 2018 5-Year Estimates (B19013, BG)	Full
Market Changes			
10. Lack of Income-Restricted Housing	Low density of income-restricted housing	See Tier 1 source (CT)	Half
11. Rent Appreciation	Change in average 2BR rents 2017-2019	Rental Beast; MLS (DND Market Area)	Half
12. Commercial Development	Density of new commercial projects from 2015-2019 (captures high development areas and job growth)	Commercial Permitting Master File	Half
13. Potential Development Sites	Density of vacant or unused parcels with development potential (e.g. old industrial)	Assessing Dept Developable Parcels Spreadsheet	Half
14. Condo Conversions	Density of condo conversions Jan 2018-Dec 2019	DND Condo Conversion data	Half
15. Property Appreciation	Change in average home sale price 2014-2019	The Warren Group (DND Market Area)	Half

\*Cost burdened = spending >30% of income on rent or mortgage

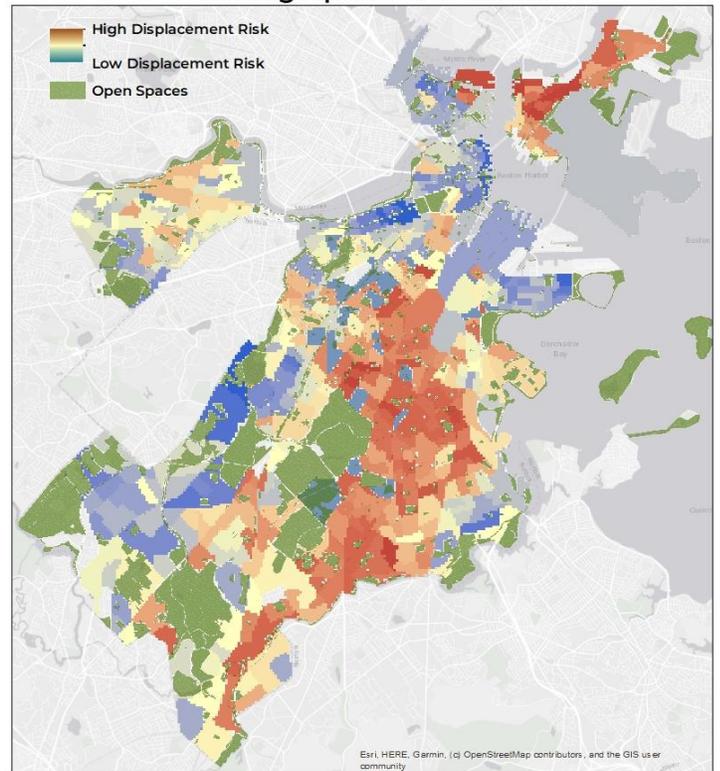
# Sub-Indices

The final index (16 indicators) consists of 3 sub-indices, below: (1) Amenities that Increase Risk, (2) Demographic Factors, and (3) Market Changes.

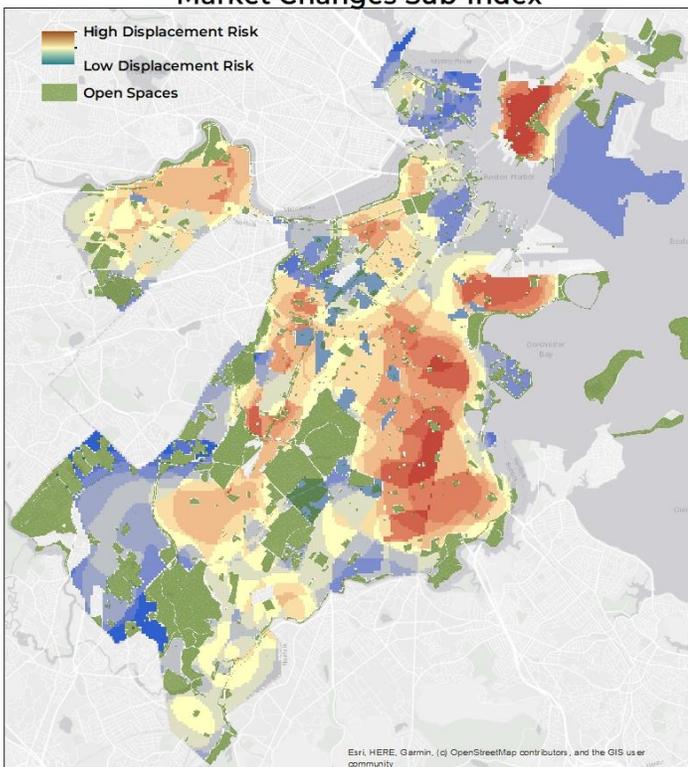
### Amenities Sub-Index



### Demographics Sub-Index



### Market Changes Sub-Index



# Income Restricted Housing

Many of the high risk areas also have a high concentration of income-restricted units, helping to protect households in those areas from displacement. This consideration is built into the index, but the map below provides additional context.

